



OFFERS OVER
£1,000,000

Rugby Road

Leamington Spa, CV32 6DY

PROPERTY SUMMARY

Rugby Road - A Truly Exceptional Family Home

Nestled in the heart of North Leamington Spa, Rugby Road is a stunning four bedroom detached family home that exudes charm and sophistication. Immaculately presented and in exceptional condition, this property offers a seamless blend of modern luxury and classic design, making it the perfect family retreat. From the moment you step through the front door, the quality of craftsmanship is immediately evident.

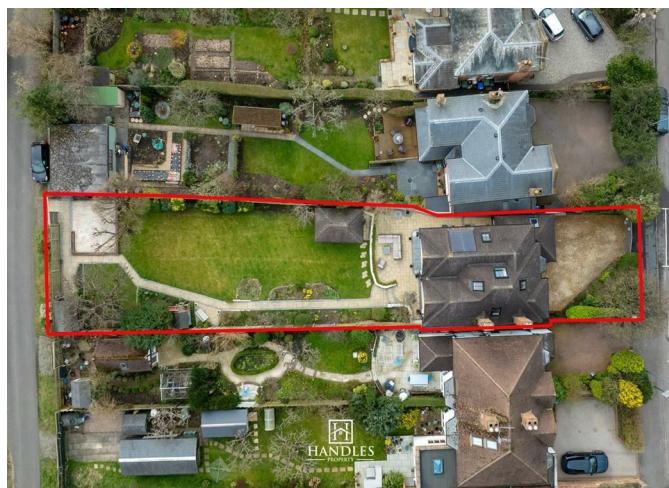
4



2



2







Total area: approx. 178.4 sq. metres (1920.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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